



**THE CORPORATION OF THE TOWN OF LASALLE
REGULAR MEETING OF COUNCIL
AGENDA**

Tuesday, April 23, 2019, 7:00 PM
Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Pages

A. OPENING BUSINESS

1. Call to Order and Moment of Silent Reflection
2. Disclosures of Pecuniary Interest and the General Nature Thereof
3. Adoption of Minutes 5

RECOMMENDATION

That the minutes of the closed and regular meetings of Council held April 9, 2019 BE ADOPTED as presented.

4. Mayors Comments

B. PRESENTATIONS

1. 25 Year Provincial Fire Services Long Service Medal
Randy Curtis, LaSalle Firefighter, is presented with the 25 year Provincial Fire Services Long Service Medal.

C. DELEGATIONS

1. Closure and Sale of Alley 13
Delegate: 1. Patricia Weir
2. Qiang John Fu
3. Pat LeBlanc

RECOMMENDATION

That the report of the Town Solicitor, Deputy Clerk, Director of Strategic Initiatives and Chief Administrative Officer (AD-02-2019) dated April 9, 2019 regarding the process of the closure and sale of alleys BE RECEIVED; and that Option 'C' The "Program" Method BE ADOPTED as presented; and that administration BE AUTHORIZED to proceed with implementation of Option "C"; and that a policy and funding program with regards to the closing and selling of an unopened street or alley BE IMPLEMENTED.

D. PUBLIC MEETINGS AND/OR HEARINGS

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

- 1. Vollmer Complex Access Control System Upgrade 23

RECOMMENDATION

That the report of the Director of Finance and Manager of Information Technology dated April 11, 2019 (FIN-10-2019) regarding the purchase of a new access control system for the Vollmer Complex and rear access gate BE RECEIVED; and that Proable Hardware Specialists Inc. BE CONTRACTED to provide the new access control system in the amount of \$31,000.00 plus HST as allocated in the 2019 capital budget; and that the additional cost of \$43,260.00 plus HST funded from the facilities reserve required for the removal of the existing access control system and the installation/software setup of the new access control system BE APPROVED.

- 2. 2019 Final Tax Rates 25

For Council decision.

Clerks Note: Corresponding By-Law #8302 will be adopted based on the direction of Council during the By-Law stage of the agenda.

- 3. Fire Station - Apparatus Floor Water Management 30

RECOMMENDATION

That the report of the Fire Chief dated April 5, 2019 (FIRE-19-07) regarding apparatus floor water management in the fire station BE RECEIVED and that the application of an anti-slip industrial quality floor coating in the truck bay of the LaSalle Fire station at a cost of approximately \$35,000 funded from the Fire Reserve BE APPROVED.

4. Accessibility Advisory Committee Minutes April 2, 2019 32

RECOMMENDATION

That the recommendations contained in the minutes of the Accessibility Advisory Committee Meeting dated April 2, 2019 BE APPROVED as presented.

F. INFORMATION ITEMS TO BE RECEIVED

1. Summary of Reports to Council 35

RECOMMENDATION

That the report of the Chief Administrative Officer dated April 23, 2019 being a summary of reports to Council BE RECEIVED.

G. BY-LAWS 37

RECOMMENDATION

That the following By-Laws BE GIVEN first reading:

8300 - A By-law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and Big Beaver Ice & Coffee Co. for the sale of vending machine hot beverages

8301 - A By-law to authorize execution of a Parking Extension Agreement between the Corporation of the Town of LaSalle and the Toronto-Dominion (TD) Bank

8302 - A By-Law to adopt tax rates and to further provide for penalty and interest in default of payment thereof for the year 2019

8303 - A By-Law to confirm the donation of Lots 232 to 235, inclusive, Registered Plan 650, from Anthony Mariotti.

8304 - A By-Law to authorize the execution of a Developer's Agreement between Pietro Jesus Antonio LaPorta, Angela LaPorta, Ranmic Saccucci Holdings Inc. and The Corporation of the Town of LaSalle.

RECOMMENDATION

That By-Law numbers 8300 to 8304 BE GIVEN second reading.

RECOMMENDATION

That By-Law numbers 8300 to 8304 BE GIVEN third reading and finally passed.

H. COUNCIL QUESTIONS

I. STATEMENTS BY COUNCIL MEMBERS

J. REPORTS FROM COMMITTEES

K. NOTICES OF MOTION

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

N. SCHEDULE OF MEETINGS

Strategic Planning Promotion & Communications Committee - May 2, 2019 @ 10:00 a.m.

Strategic Planning Finance & HR Committee - May 14, 2019 @ 3:30 p.m.

Regular Council Meeting - May 14, 2019 @ 7:00 p.m.

Parks, Recreation & Events Committee - May 16, 2019 @ 9:00 a.m.

Fire Committee - May 16, 2019 @ 9:00 a.m.

Committee of Adjustment - May 22, 2019 @ 5:30 p.m.

Water & Wastewater Committee Meeting - May 28, 2019 @ TBD

Regular Council Meeting - May 28, 2019 @ 7:00 p.m.

O. ADJOURNMENT



REPORT OF CLOSED MEETING OF LASALLE TOWN COUNCIL

April 09, 2019
5:30 pm

Members in attendance:

Mayor Marc Bondy
Deputy Mayor Crystal Meloche
Councillor Mike Akpata
Councillor Mark Carrick
Councillor Sue Desjarlais
Councillor Anita Riccio-Spagnuolo
Councillor Jeff Renaud

Also in attendance:

Joe Milicia, Chief Administrative Officer
Agatha Robertson, Director of Council Services/Clerk
Linda Jean, Deputy Clerk
Kevin Miller, Director of Special Projects
Domenic Dadalt, Legal Counsel
Dale Langlois, Director of Finance/Treasurer
Colin McDonald, JP Thomson Architects Ltd.
Mark Beaulieu, JP Thomson Architects Ltd.
Adam Wakulchik, JP Thomson Architects Ltd.

Mayor Bondy calls the meeting to order at 5:30 p.m.

Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

Motion 105/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Renaud

That Council move into closed session at 5:31 p.m. to discuss the following items:

1. Acquisition of Land by the Municipality – Acquisition of Land by the Municipality s. 239(2)(c)

Carried.

Motion 106/19

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That Council move back into public session at 6:35 p.m.

Carried.

1. Acquisition of Land by the Municipality – Acquisition of Land by the Municipality s. 239(2)(c)

Motion 107/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Renaud

That the confidential report of the Chief Administrative Officer, Legal Counsel and Director of Special Projects dated March 27, 2019 (AD-03-19) regarding acquisition of land by the municipality BE RECEIVED and that Administration BE AUTHORIZED to proceed in accordance with the verbal instructions of Council.
Carried.

There being no further business, the meeting is adjourned at 6:36 p.m.

Mayor – Marc Bondy

Clerk – Agatha Robertson



THE CORPORATION OF THE TOWN OF LASALLE

Minutes of the Regular Meeting of the Town of LaSalle Council held on

April 9, 2019

7:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present: Mayor Marc Bondy, Deputy Mayor Crystal Meloche, Councillor Michael Akpata, Councillor Mark Carrick, Councillor Sue Desjarlais, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Administration Present: J. Milicia, Chief Administrative Officer, A. Armstrong, Director of Council Services & Clerk, L. Jean, Deputy Clerk, D. Langlois, Director of Finance and Treasurer, L. Silani, Director of Development & Strategic Initiatives, P. Marra, Director of Public Works, J. Columbus, Director of Culture and Recreation, D. Hadre, Corporate Communications & Promotions Officer, D. Sutton, Fire Chief, G. Ferraro, Manager of Finance & Deputy Treasurer, M. Beggs, Manager of Roads & Parks, G. Koval, IS Administrator, D. Dadalt, Legal Counsel

A. OPENING BUSINESS

1. Call to Order and Moment of Silent Reflection

Mayor Bondy calls the meeting to order at 7:00 p.m.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

Deputy Mayor Meloche declares a conflict of interest on item A3, Closed Meeting Minutes dated March 26, 2019, as a family member is employed at the Vollmer Complex.

3. Adoption of Minutes

108/19

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That the minutes of the closed and regular meetings of Council held March 26, 2019 BE ADOPTED as presented.

Carried.

Deputy Mayor Meloche declares a conflict and abstains from voting on the Closed Meeting minutes dated March 26, 2019.

4. Mayors Comments

Mayor Bondy states that the Spring Market held on March 30, 2019 at the LaSalle Civic Center and the Play for A Cure Hockey Tournament held on March 29, 2019 at the Vollmer Recreation Complex were both well attended and well organized. Congratulations is extended to staff for a job well done.

B. PRESENTATIONS

C. DELEGATIONS

D. PUBLIC MEETINGS AND/OR HEARINGS

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

5. Closure and Sale of Alley

109/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Town Solicitor, Deputy Clerk, Director of Strategic Initiatives and Chief Administrative Officer (AD-02-2019) dated April 9, 2019 regarding the process of closure and sale of alleys BE DEFERRED until the next regular meeting of Council being held April 23, 2019 in order to provide notice.

Carried.

1. Revisions to the Council Compensation and Travel Policy

110/19

Moved by: Councillor Desjarlais

Seconded by: Councillor Carrick

That the report of the Deputy Clerk dated March 25, 2019 (CL-11-19) regarding the Council Compensation and Travel Policy BE RECEIVED and that the revised Council Compensation and Travel Policy BE APPROVED.

Carried.

2. Award of RFQ-PW-2019-04 Fleet Purchase - Single Axle Snow Plow for Roads Department

111/19

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Manager of Roads and Parks dated March 29, 2019 (PW-12-19) regarding a Request for Quotation (RFQ) for a Single Axle Snow Plow BE RECEIVED and that the RFQ BE AWARDED to Carrier Centers in the amount of \$239,850.00 (plus HST) for a 2020 International HV607 SBA Single Axle full size snow plow with snow equipment.

Carried.

3. Request for Tender (RFT) Contract Award for Front Road Bridge at Turkey Creek Rehabilitation

112/19

Moved by: Councillor Carrick

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Manager of Engineering (PW-13-19) dated April 1, 2019 regarding a RFT for the rehabilitation of Front Road Bridge at Turkey Creek BE RECEIVED; and that the contract BE AWARDED to Amico Infrastructures Inc. at a price of \$2,258,902.00 (plus HST); and that the corresponding By-Law BE ADOPTED during the By-Law stage of the Agenda.

Carried.

4. 2018 Year End Reports

113/19

Moved by: Councillor Desjarlais

Seconded by: Councillor Akpata

That the report of the Manager of Finance & Deputy Treasurer (FIN-06-2019) dated March 15, 2019 regarding 2018 Year End Reports BE RECEIVED; and that the Capital Fund Analysis, Reserves, Reserve Fund, Deferred Revenue Schedule and Cash & Investments Report for the year ended December 31, 2018 BE APPROVED; and that Administration BE AUTHORIZED to amend the schedules for activity associated with Essex Power Corporation.

Carried.

6. Town of Kingsville Resolution Re: Phragmites Control

114/19

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Meloche

That correspondence received from the Town of Kingsville dated March 29, 2019 regarding Kingsville Town Council resolution on Phragmites control BE SUPPORTED.

Carried.

7. Parks, Recreation & Events Committee Meeting Minutes March 21, 2019

115/19

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the recommendations contained in the minutes of the Parks, Recreation & Events Committee Meeting dated March 21, 2019 BE APPROVED as presented.

Carried.

8. Town Page in LaSalle Post

Councillor Carrick puts the following motion forward, no seconder is received:

That the report from the Corporate Communication and Promotions Officer dated April 2, 2019 (CAO-C&P-05-19) regarding the cost of implementing a full-page publication in the LaSalle Post to share information with the senior population BE RECEIVED and that sharing information in this type of platform per quarter BE APPROVED.

Motion is put and is lost.

116/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Akpata

That the report from the Corporate Communication and Promotions Officer dated April 2, 2019 (CAO-C&P-05-19) regarding the cost of implementing a full-page monthly publication in the LaSalle Post to share information with the senior population BE RECEIVED and that sharing information in this type of platform at a cost of approximately \$1,190.00 plus HST per month BE APPROVED.

Carried.

F. INFORMATION ITEMS TO BE RECEIVED

1. 2018 4th Quarter Report

117/19

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Manager of Finance & Deputy Treasurer and Supervisor of Accounting dated March 28, 2019 (FIN-04-19) regarding the financial position of the municipality as of the fourth (4th) quarter of 2018 BE RECEIVED.

Carried.

2. 2019 First Quarter Property Tax Write Offs

118/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Akpata

That the report of the Supervisor of Revenue dated April 1, 2019 (FIN -08-19) regarding Property Tax Write Offs from January, February and March 2019 BE RECEIVED.

Carried.

3. Council Member Attendance at Meetings Q1 January to March 2019

119/19

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Deputy Clerk dated April 1, 2019 (CL-12-19) regarding Council member attendance at Council and Committee meetings for the period of January to March 2019 (4th Quarter) BE RECEIVED.

Carried.

4. Summary of Reports to Council

1120/19

Moved by: Councillor Desjarlais

Seconded by: Deputy Mayor Meloche

That the report of the Chief Administrative Officer dated April 9, 2019 being a summary of reports to Council BE RECEIVED.

Carried.

G. BY-LAWS

121/19

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That the following By-Laws BE GIVEN first reading:

8292 - A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8293 - A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8294 - A By-Law to authorize the execution of a Developers Severance Agreement with Head Construction and Supply Company Limited

8295 - A By-Law to authorize the execution of a Developers Severance Agreement with Scott D'Amore

8296 - A By-law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and Amico Infrastructure Inc. for the Front Road Bridge at Turkey Creek Rehabilitation

8297 - A By-Law to authorize the execution of a Developer's Severance Agreement with Russell Shea and Linda Dianne Shea

8298 - A By-Law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and Pepsico Beverages Canada for the exclusive supply of beverage products

122/19

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That By-Law numbers 8292 to 8298 BE GIVEN second reading.

Carried.

123/19

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That By-Law numbers 8292 to 8298 BE GIVEN third reading and finally passed.

Carried.

H. COUNCIL QUESTIONS

None.

I. STATEMENTS BY COUNCIL MEMBERS

Councillor Akpata states that he has been contacted by students at both the grade school and high school level regarding the Province wide school walkout to protest education changes held on Thursday April, 4, 2019. He advises that students would like to attend a Council meeting to provide feedback.

Deputy Mayor Meloche states that she attended the Play for a Cure draft pick held at Caesars Windsor and also attended the Play for a Cure hockey tournament held at the Vollmer Complex on March 29, 2019. She congratulates staff on a job well done.

Deputy Mayor Meloche states that she attended the Wounded Warriors announcement. She congratulates Essex-Windsor EMS, LaSalle Police Service and LaSalle Fire Service for collaborating with Wounded Warriors.

J. REPORTS FROM COMMITTEES

None.

K. NOTICES OF MOTION

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

124/19

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That Confirmatory By-Law #8299 BE GIVEN first reading.

Carried.

125/19

Moved by: Deputy Mayor Meloche

Seconded by: Councillor Riccio-Spagnuolo

That Confirmatory By-Law #8299 BE GIVEN second reading.

Carried.

126/19

Moved by: Councillor Desjarlais

Seconded by: Councillor Akpata

That Confirmatory By-Law #8299 BE GIVEN third reading and finally passed.

Carried.

N. SCHEDULE OF MEETINGS

Police Services Board Meeting - April 15, 2019 @ 5:00 p.m.

Strategic Planning Assessment Meeting - April 16, 2019 @ 3:30 p.m.

By-Law Committee - April 16, 2019 @ 4:30 p.m.

Planning Advisory Committee - April 16, 2019 @ 5:30 p.m.

Committee of Adjustment - April 17, 2019 @ 5:30 p.m.

Regular Council Meeting - April 23, 2019 @ 7:00 p.m.

O. ADJOURNMENT

Meeting adjourned at the call of the Chair 7:26 p.m.

Mayor: Marc Bondy

Deputy Clerk: Linda Jean



The Corporation of the Town of LaSalle

Date:	April 9, 2019	Report No:	AD-02-2019
Directed To:	Members of Council	Attachments:	(A) Report Number CAO-01jm-2018
Department:	Administration		
Prepared By:	Domenic Dadalt Town Solicitor Kevin Miller Larry Silani Director of Strategic Initiatives Joe Milicia, CPA ,CA Chief Administrative Officer	Policy References:	None
Subject:	Closure and Sale of Alleys		

Recommendation:

That Council adopt **Option C – The “Program” Method**, and direct Administration to proceed with implementing and administering a policy and funding program¹ with regards to the closing and selling of an unopened street or alley as described. In the alternative, Council can provide direction to Administration to create a policy and funding program that best fits Council’s wishes.

Report:

Background

This Report is presented as a result of the direction from Council on September 25, 2018, wherein Administration was directed to provide a report outlining a process in which costs are reduced and/or subsidized by the tax base, including the breakdown of costs, with respect to the closing and selling of unopened streets or alleys. Specifically, this matter arose due to the proposed closing of an alley abutting 1125 to 1195 Minto Avenue and 1115 and 1175 Stuart Boulevard.

For the purposes of this Report, any reference to an “alley” will refer to both an alley and an unopened street.

The closing and selling of an alley has been dealt with a number of ways by the Town. Typically, the process has been based on a full cost recovery from the adjacent landowner. The Town has always taken the position that a ratepayer in the rural area should not have part of their taxes used to pay for the costs of closing and selling an alley to a homeowner in the urban area. This position was maintained whether

the closure was done by a Court Order made with the consent of the affected property owners or by the passing of a By-law.

As residents affected by the current alley closing process are unhappy with the costs personally incurred or with the fact that they do not see any good reason to close an alley, Administration has been tasked with providing alternatives and describing the impacts of revising the alley closing process. From there, Council shall provide a decision with respect to how Administration should proceed with alley closing requests.

Before reviewing the options, it should be noted that resident feedback has been “that there is no incentive under the current process to property owners to purchase the alley”. In order to satisfy this concern, a significant reduction in the costs to property owners (to provide the incentive) would be required, affecting the overall budget and/or funds available in the Green Fund and may have ramifications when dealing with new developments. Administration will not revisit in detail the issues raised in the Stuart and Minto alley closing, which were addressed in Report No. CAO-01jm-2018, dated September 19, 2018, attached as Schedule “A”. However, there are a number of critical factors identified in the 2018 report, such as cost to the landowner, cost to the municipality and municipal liability, which factors are considered when assessing each of the options presented below for Council’s consideration.

Option A – The “Piece by Piece” Method

The Process:

Using this method, if a resident requests to purchase an alley adjacent to his or her property, there will be review of the aerial photography and Town staff will determine whether or not the alley can be sold to the resident, as well as how much of the alley may be transferred. At this point, the resident will be responsible for having a Reference Plan prepared and paying the appropriate legal and land fees associated with the purchase.

Anticipated Advantages:

The advantages of this method are that the Town likely maintains full cost recovery, while the landowner can get what he or she wants relatively quickly, as there is no input required from abutting landowners.

Anticipated Issues:

There are a number of negative aspects with this approach. Firstly, the individual landowner applying for the alley purchase has to foot the bill for the application solely. With a simple Reference Plan costing approximately \$1500, legal fees, as well as land fees based on the Town’s prescribed rates, this could be seen as prohibitively expensive, especially in light of the fact that one of the complaints of the current system is the costs. Secondly, by closing and selling portions of an alley, it is possible that the Town could end up in a position where remnants of Town-owned land is completely landlocked and inaccessible without crossing through a resident’s private property, which is not be desirable for either party. Finally, there is a concern on the legal side with respect to liability that would remain with the Town for each portion of the alley that remains in the Town’s name. As summarized in the 2018 report, if someone were to be injured while on any land owned by the Town, the Town faces a potential lawsuit for damages suffered by that person. Even without taking into consideration the prohibitive costs to the resident, when assessing this procedure as the sole method of closing alleys from a legal perspective, Administration would not recommend this option.

Option B – The “Whole Alley” Method

The Process:

This is the method that the Town has employed in recent years. The process is indicated in the attached 2018 report, but is recreated here:

1. The applications filed by an interested property owner, together with the aerial photos, are reviewed by administration, to determine the extent of the alley that is to be closed.
2. A surveyor is contacted to provide an estimate of the cost of a Reference Plan, which is required now by the Province to describe the various portions of the alley that can be conveyed to the adjacent landowners.
3. An estimate is then prepared by the Town's lawyer of the legal and surveying cost to close and to convey the alley. The total estimated cost is then divided by the number of property owners affected, and a letter is sent to each owner advising them that the alley is going to be closed. Each owner is given the option of sharing in the cost of the closing and to buy their share of the alley to the centre line. They are also provided with an estimate of the purchase price of the alley and the registration costs. If they wish to participate, they are asked to pay their share of the closing costs now, with the purchase price and registration costs to be paid once the closing is completed. If they do not want to buy their share of the alley, they are required to remove any items they have on the alley, and to stop using the alley if they have been doing so.
4. If an adjacent property owner does not want to buy their share of the alley, the property owner behind them is then given the opportunity to buy the entire depth of the alley behind them. If that person does not want to buy the extra half of the alley, then both of these affected owners will receive a letter advising them that the Town will install a fence around that portion of the alley, and the land within that fence will be allowed to regenerate to its natural state.
5. Once it has been determined how many property owners wish to participate, and their payments have been received, the Reference Plan is ordered from the surveyor, and the By-law is prepared and presented to Council at a public meeting.
6. After the alley has been closed, each participating owner is notified of their respective purchase price, taxes and registration costs. Once those funds have been received, the Deed is prepared, is signed by both them and the Town, and then it is registered.
7. In order to accommodate the needs of property owners looking to acquire title to an alley expeditiously, the Town could allow the individual landowner to pursue Option A, while the Town proceeds with Option B. The landowner would be informed that proceeding in such a manner would not permit the landowner to take part in the cost-sharing afforded by pursuing the longer Option B approach.

Anticipated Advantages:

Provided that multiple residents can participate, there is the possibility of cost savings compared to Option A, as the costs can be split over a number of parties. These potential savings are dependent on the number of parties involved in the alley closing, but the costs of the Reference Plan and the legal fees can be split amongst all of the landowners partaking in the alley transfer. The liability of the Town and the creation of a checkerboard of Town-owned and privately-owned alley portions is also minimized as entire alleys can be transferred at one time. This procedure allows for an equitable solution to all residents in the alley, as each is treated in the same manner.

Anticipated Issues:

The time it takes to complete an alley closing and sale when there are numerous residents involved takes a much lengthier period of time, due to the notice requirements given to abutting landowners. The policy could be modified to be more restrictive in terms of the notice timing allowed to address this, but being too restrictive could end up punishing residents who are not otherwise available to respond to the notice in a timely manner for legitimate reasons.

There is also the issue of collaboration, wherein certain residents wish to participate in the alley purchasing process while others do not, creating a conflict amongst neighbours and leaving the Town's administration or council in the middle, ultimately having to side with one group over another. There may also be significant costs associated even after splitting the expenses amongst a group, which is seen as prohibitive – particularly by the residents who do not wish to participate in the alley closing and purchase in the first place. This is the case in the proposed closing of an alley abutting 1125 to 1195 Minto Avenue and 1115 and 1175 Stuart Boulevard, which is the driving force behind this Report.

With respect of the costs, Administration was directed to outline a process in which costs are reduced and/or subsidized by the tax base, including a breakdown of the costs. Administration has drafted a program based on this approach and applied it to the Minto and Stuart scenario. In the example of the Minto and Stuart alley closing, the Town's out-of-pocket disbursements per individual amounts to roughly \$900. This includes registering the deeds, getting a sheriff's certificate and getting a Reference Plan. This amount does not include any administrative fees or legal fees for Administrative staff time, nor does it include a cost for the land being transferred. In summary, if the Town charges anything below \$900 to a resident for an alley closing, the Town is subsidizing the individual. Any amount above \$900 can be split towards the legal / administrative costs and the land costs.

The fees paid for the land are part of what goes into the Town's "Green Fund", which is used to purchase natural or protected land. On a 70' alley, the land cost is likely between \$500 and \$750 alone, depending on whether or not the land is subject to an easement or not. If Council is looking for full cost recovery, it is not unreasonable to suggest another \$200-\$300 in legal fees per landowner as well. Once the fixed costs mentioned in the previous paragraph are added in, it becomes clear in the Minto and Stuart alley closing example that the average charge per landowner should be approximately \$1,800, if Council were to adopt a full cost recovery approach. The amount quoted at the time was \$1,550.

Option C – The “Program” Method

The Process:

The third option is adopting a method employed by other municipalities around Ontario in an effort to mitigate liability and provide a method to transfer portions of alley to appropriate residents in a manner that is cost-friendly to the residents. This can be achieved by creating a systematic alley-closing program with appropriate funding, whereby the Town administration chooses a certain number of alleys per year, closes them and transfers the appropriate pieces to each appropriate abutting landowner. The costs of the Reference Plans required would be paid for by the Town. Council can direct whether or not legal fees and land costs should be borne by the Town as well, allowing the residents to receive their respective portion of an alley for a nominal fee. Residents who apply for specific alley closings and transfers can be given priority as well, ensuring that requests can be done in a timely manner, with the Town moving onto other alleys only when there are no requested closings in queue. Should funding run out in a given year, Administration could default to Option A with the understanding that the Program would resume on that alley the next year. This way, a resident can decide if he or she wishes to have the alley transferred in a timely (yet costly) manner or wait for the Program to begin the alley.

Anticipated Advantages:

The largest advantage, from a legal standpoint, is the eventual mitigation of risk. As alleys held in the Town's name are transferred to landowners, the risk of a lawsuit for damages for injuries suffered on said land disappears. Having a program in place can also assist in mitigating damages should a resident suffer an injury on Town land while still in the Town's name, as legal counsel could show to a court that a policy is in place to address the liability concerns. The other major advantage is the reduced cost to the residents, as the Town would cover the most substantial costs associated with the alley closing and transfer. This addresses some of the main concerns expressed in the Stuart and Minto alley closing, whereby cost would not be a factor for those opposed to the closing. The Program will also eliminate the concern of angering neighbours over an alley closing request, as the costs and work are handled by the Town. Prioritizing the closing of alleys requested by residents will also allow for closings to be done in a timely manner for residents, albeit likely slower than Option A. If Council directs a nominal fee be charged to residents under the Program, then there is the possibility of some minor cost recovery, although it will fall short of a full recovery.

Anticipated Issues:

As the Program shifts costs from the individual residents over to the Town, there has to be appropriate budgeting in place to adequately fund the Program. The amount that can be budgeted for the Program will determine the length of time required for it to be completed, but this is very likely a multi-year program given the number of Town-owned alleys that should be transferred to residents. The length of the Program will be determined by the amount of funding and human resources provided to administer the Program.

Conclusion:

While the Program method marks a definitive shift from the full cost recovery method that has been the Town's basis for closing and transferring alleys, the long-term mitigation of legal liability and the avoidance of landowner disputes make Option C the most attractive for Administration. Should Council agree with Administration's recommendation to select Option C, Administration proposes that for the remainder of 2019 the alleys currently in queue be closed using the Program method. This period of time will allow

Administration to gather information with respect to the timing and costs associated with administering the Program, and allow for an informed report in the 2020 budget.

All of which is respectfully submitted.

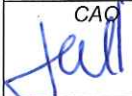
Yours truly,


Kevin Miller
~~Deputy Clerk~~


Domenic Dadalt
Town Solicitor


Larry Silani
Director of Strategic Initiatives

Joe Milicia, CPA, CA
Chief Administrative Officer

Reviewed by:						
 CAO	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire Services



The Corporation of the Town of LaSalle

Date:	September 19, 2018	Report No:	CAO-01jm-2018
Directed To:	Members of Council	Attachments:	Correspondence from P. Weir
Department:	Administration		
Prepared By:	Kevin Miller Acting Clerk Allen Burgess Supervisor of Planning Christine Riley Town Solicitor Joe Milicia, CPA ,CA Chief Administrative Officer	Policy References:	None
Subject:	Closure and Sale of Alley		

Recommendation:

That Council either (a) Reaffirm the current practice with respect to alley closures and sales, or (b) direct Administration to provide a report outlining a process in which costs are reduced and/or subsidized by the tax base.

Report:

Background

The letter from Ms. Weir and others along Minto Avenue and Stuart Boulevard raised a number of issues, each of which require a separate response, as set out in the topics below. Attached to this report is the request from the residents residing at 1125 to 1195 Minto and 1175 Stuart, which abut an alley that is the subject of an alley closing request.

Liability

In a meeting with Mr. Miller, the residents indicated they were not satisfied with the reasons they had previously received from either he or Mrs. Riley on the potential "liability" as the reason for closing alleys.

There is no doubt that in the event any person is injured while on any land owned by the Town, including an unopened alley or street, the town would face a potential lawsuit for damages suffered by that person. Whether the injuries were caused due to the location of structures placed on the alley with or without permission, or by an unseen hole or sudden dip in the ground, the Town could be faced with having to defend a claim for damages.

Many of these unopened alleys and streets have been enclosed within the fences of adjacent property owners, and are being used on a regular basis as part of their backyard. While some residents have just used the alley as a landscaped area, many others have placed on the alley sheds on concrete bases, swimming pools, pool aprons and other similar structures.

The liability issue has become more of a concern in the recent past due to the increase in litigation faced by municipal and other public entities. In addition, since the County of Essex has obtained, and provided to the Town, aerial photos of the properties in the Town, and with the ability to overlay digital mapping onto those photos, the Town is becoming increasingly aware of the extent by which the Town-owned alleys are being used and occupied by ratepayers as part of their own private property. The Town is now in a position to determine, with some degree of accuracy, whether or not someone is using Town property for their own benefit, and the extent of that use.

In light of the number of unopened alleys and streets within the Town, Council has determined it would be appropriate to begin to take positive steps to address the use of these Town-owned lands by residents. As these alleys on the multitude of old subdivision plans registered in the 1910's and 1920's were never opened and used by the Town for municipal services, garbage pick-up, or for access to private garages, the Town has no need to maintain ownership of them. As a result, Councils over the years have taken steps to close parts of many alleys and to sell them to the adjacent landowners. This process has continued since at least the 1940's.

Current Process

The process followed to date for closing and selling an unopened street or alley has been based on a full cost recovery from the adjacent landowner. The Town has always taken the position that a ratepayer in the rural area should not have part of their taxes used to pay for the costs of closing and selling an alley to a homeowner in the urban area. This position was maintained whether the closure was done by a Court Order made with the consent of the affected property owners, or more recently by the passing of a By-law.

The steps being taken in the current process are as follows:

1. The applications filed by an interested property owner, together with the aerial photos, are reviewed by administration, to determine the extent of the alley that is to be closed.
2. A surveyor is contacted to provide an estimate of the cost of a Reference Plan, which is required now by the Province to describe the various portions of the alley that can be conveyed to the adjacent landowners.
3. An estimate is then prepared by the Town's lawyer of the legal and surveying cost to close and to convey the alley. The total estimated cost is then divided by the number of property owners affected, and a letter is sent to each owner advising them that the alley is going to be closed. Each owner is given the option of sharing in the cost of the closing and to buy their share of the alley to the centre line. They are also provided with an estimate of the purchase price of the alley and the registration costs. If they wish to participate, they are asked to pay their share of the closing costs now, with the purchase price and registration costs to be paid once the closing is completed. If they do not want to buy their share of the alley, they are required to remove any items they have on the alley, and to stop using the alley if they have been doing so.

4. If an adjacent property owner does not want to buy their share of the alley, the property owner behind them is then given the opportunity to buy the entire depth of the alley behind them. If that person does not want to buy the extra half of the alley, then both of these affected owners will receive a letter advising them that the Town will install a fence around that portion of the alley, and the land within that fence will be allowed to regenerate to its natural state.
5. Once it has been determined how many property owners wish to participate, and their payments have been received, the Reference Plan is ordered from the surveyor, and the By-law is prepared and presented to Council at a public meeting.
6. After the alley has been closed, each participating owner is notified of their respective purchase price, taxes and registration costs. Once those funds have been received, the Deed is prepared, is signed by both them and the Town, and then it is registered.

Cost Estimate in This Case

There are 14 properties that are adjacent to the alley concerned in this case. Of those properties, 3 of them appear to have taken possession of the entire 14-ft. depth of the alley within their backyard fence. Assuming that those 3 properties acquire ownership of that part of the alley already being used as part of their backyard, there are 3 property owners behind them that would not be given the opportunity to buy any part of the alley. That leaves only 11 property owners to share in the closing and surveying cost. Instead of increasing the cost to the remaining owners, the 3 owners who would get the full 14 ft. were charged for 2/14th share of the closing and surveying costs, with the remaining 8 properties each paying a 1/14th share.

The estimated cost of the Reference plan was \$5,600.00 plus HST. The legal fee was \$2,000.00. With disbursements and HST, the total estimated cost was \$9,505.04. The 3 property owners who were to obtain the whole alley were asked to pay \$1,360.00 each, while the remaining 8 owners were asked to pay \$680.00 each.

In the event some of the property owners do not participate, then the location of these owners would have to be reviewed to determine if there could be some cost savings on the Reference Plan. The share of the costs to be paid by each of the participating owners may then be increased or decreased. Adjustments are made as required, to ensure that the closing and sale are completed on a full cost-recovery basis.

Financial Impacts of Alley Sales

The financial impact of the closure and sale of alleys is done on a cost recovery basis. There are effectively three financial parts to the alley closing and sale process – (1) costs associated to the reference plan, (2) costs associated to legal fees and disbursements and (3) costs associated to land costs.

The financial aspects of the reference plan, legal fees and disbursements are general fixed in nature with little ability by the Town to influence or reduce those costs. In the future, with the move towards an on-staff solicitor there may be an opportunity to reduce or eliminate the legal cost, however this would limit the opportunity to offset the cost of in-house legal.

The Town is in full control of the third financial aspect of the process with proceeds from the sale of municipally land going to fund the purchase of environmental sensitive lands through the Green Fund. However, should the land price be reduced or eliminated this would curtail the purchase of environmental sensitive lands unless other budget allocations are made.

Current request from residents on Minto/Stuart

Administration has met with these residents to explain the alley closing process and understand their concerns. At the conclusion of the meeting, the residents were informed that the Town is following the current practice of alley closures and that should they wish to have a different outcome they should submit their request in writing to Council.

Of the suggestions made in the correspondence Administration is not prepared to recommend any of the options are they would either expose the municipality to continued liability (residents using Town land) or would push cost onto the tax base (costs of legal, surveying to be covered by the Town) or the elimination of contributions to the Green Fund from the sale of municipally owned property.

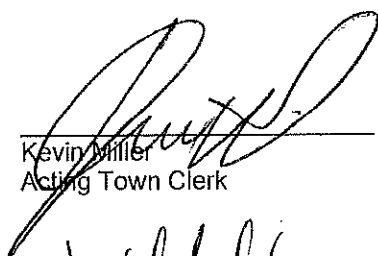
It would appear that the affected residents are unwilling to accept the current alley closing and sale practice and would like the municipality to ignore the use of municipality owned property and maintain the status quo. Otherwise, as an alterative they would like the municipality to assume some or all of the financial burden of closing and convening the alley to them.

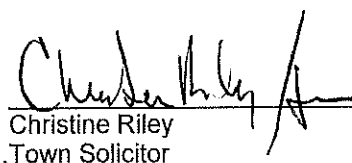
Currently Administration is under direction from Council to proceed under the current practice. Should Council wish to change this, it is recommended that Council suspense all alley sales in process and direct Administration to prepare a report on the alternatives and impacts of a revised alley closing practice.

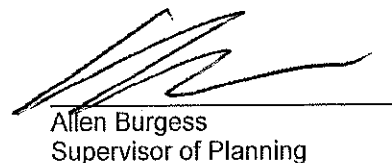
It should be noted that the feedback from residents has been "that there is no incentive under the current process to property owners to purchase the alley". In order to satisfy this concern it is anticipated that if a report from Administration is requested it would include a significant reduction in the costs to property owners (to provide the incentive) which would affect the overall budget and/or funds available in the Green Fund and may have ramifications when dealing with new developments. If Council is not prepare to consider and implement these impacts, it is recommended that the current practice endorsed and continue.

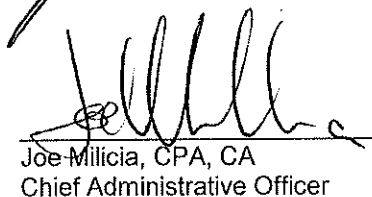
All of which is respectfully submitted.

Yours truly,


Kevin Miller
Acting Town Clerk


Christine Riley
Town Solicitor


Allen Burgess
Supervisor of Planning


Joe Milicia, CPA, CA
Chief Administrative Officer

Reviewed by:						
CAO	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire Services



The Corporation of the Town of LaSalle

Date:	April 11, 2019	Report No:	FIN-10-2019
Directed To:	Members of Council	Attachments:	
Department:	Finance		
Prepared By:	Dale Langlois, CPA, CA Director of Finance & Treasurer Nick DiGesù Manager of Information Technology	Policy References:	None
Subject:	Vollmer Complex Access Control System Upgrade		

Recommendation:

- That Council authorize the purchase of a new access control system for the Vollmer Complex and rear access gate from Proable Hardware Specialists Inc. in the amount of \$43,260.00 plus HST.

Report:

Included in the 2019 capital budget is a \$31,000 allocation for the installation of an access gate and required infrastructure at the rear of the Vollmer Complex to address current emergency vehicle and vendor access issues as many visitors continue to park in this no parking zone.

Currently, Vollmer Complex access is controlled through a swipe card system that is not compatible with the access control system that the other Town facilities have. Many of the current card readers at various doors throughout the Vollmer Complex are broken and require replacement, which makes this a good time to replace the entire Vollmer Complex access control system and combine it with the purchase of the access control system for the Vollmer Complex rear access gate.

The proposed new system will be the same as the system at all other Town owned facilities and will be administered and controlled by the Division of IT at Town Hall. Benefits of the new system include the ability to manage access control of all Town facilities and access gates from one location, the ability to customize access to various buildings / rooms / access gates throughout the Town for each staff member that is issued a card, the ability to deny access at certain times of the day, and the ability to track history of access to various buildings / rooms / access gates throughout the Town. In addition to card access for the new Vollmer Complex rear access gate, a PIN code will be issued to the various non-staff users that will require access (ie., EMS, Vipers, etc.). Different PINs can be issued for each user and the PIN code can be changed at any time.

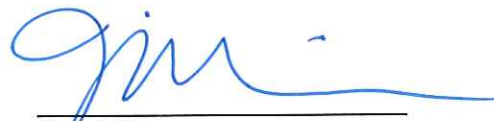
In addition to the \$31,000 that is included in the capital budget for the physical access gate and required infrastructure at the rear of the Vollmer Complex, an additional cost of \$43,260 plus HST will be required for the removal of the existing access control system, and the installation / software setup of the new access control system at the Vollmer Complex and rear access gate. Funding for this additional cost will occur from the facilities reserve.

It is recommended that Council authorize administration to proceed with the purchase of a new access control system for the Vollmer Complex and rear access gate.


Yours truly,



 Dale Langlois, CPA, CA
 Director of Finance & Treasurer



 Nick DiGesù
 Manager of Information Technology

Reviewed by:						
CAO 	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire Services



The Corporation of the Town of LaSalle

Date:	April 11, 2019	Report No:	FIN-11-2019
Directed To:	Members of Council	Attachments:	2019 Levy and Rate Summary
Department:	Finance		
Prepared By:	Dale Langlois, CPA, CA Director of Finance & Treasurer	Policy References:	None
Subject:	2019 Final Tax Rates		

Recommendation:

- That Council provide direction on how to utilize the additional \$89,500 of recapture resulting from the difference between projected and actual County and Education tax rates. Options identified within this report include:
 - A. **Reduction in the Overall Tax Rate:** This will result in the overall tax rate reducing from the previously announced 0.00% change to a 0.15% decrease.
 - B. **Maintain the Overall Tax Rate** (as previously announced): Under this option approximately \$89,500 of additional funding will be created, which could be allocated to capital reserve accounts to build up funding for future capital infrastructure projects.

Please note that the Administrative recommendation is for the funding to be dedicated to capital infrastructure purposes -- Option B

- That Council adopt the 2019 Final Tax Rates and 2019 Final Tax Bylaw, based on the direction of Council.

Report:

As Council may recall at the 2019 budget deliberation session in January 2019, Council approved the following resolution:

Renaud/Meloche

That the 2019 Operating and Capital Budget establishing a municipal tax rate of a 0% increase as recommended by administration BE APPROVED IN PRINCIPLE and that a by-law adopting the 2019 budget BE PRESENTED to Council at the January 22,2019 regular meeting of Council. *Carried*

Subsequent to the Town of LaSalle 2019 budget deliberation sessions the County of Essex has finalized their budget and the Provincial Education Tax Rates have been released, which have allowed for the calculation of any resulting recapture. The education tax rate decreased by 5.29%, which is less than the 4.00% decrease that was projected in the overall tax rate calculation of 0.00% in January. The County tax rate increased by 1.37%, which is less than the 1.50% projected increase in the overall tax rate change calculation of 0.00% in January. The total net tax room created to maintain an overall tax rate change of 0.00% is approximately \$89,500.

The following table outlines the rates for residential taxpayers and total municipal taxation levy raised.

	2018 Final Rates	2019 Budget Rates & Levy (Prior to Recapture)	Option A 2019 Final Tax Rates & Levy (After Recapture)	Option B: 2019 Final Tax Rates & Levy (After Recapture)
Residential Tax Rates				
Municipal Rate	0.009634	0.009634	0.009634	0.009659
County Rate	0.004765	0.004836	0.004830	0.004830
Education Rate	0.001700	0.001632	0.001610	0.001610
Total	0.016099	0.016102	0.016074	0.016099
Residential Taxes Per \$100,000 of Assessment				
Municipal Property Taxes	963.40	963.40	963.40	965.90
County Property Taxes	476.50	483.60	483.00	483.00
Education Property Taxes	170.00	163.20	161.00	161.00
Total	1,609.90	1,610.20	1,607.40	1,609.90
Municipal Tax Revenue				
from Taxable Assessment	31,834,135	34,453,610	34,453,610	34,543,006
from Payments in Lieu of Taxation	43,649	40,152	40,152	40,255
from Utility/Railway Assessment	3,359	3,343	3,343	3,345
Total	31,881,143	34,497,105	34,497,105	34,586,606
Recapture			---	89,501

At this point Administration requires direction from Council as to how to utilize/allocate the additional \$89,500 of recapture which has resulted from the difference between projected and actual County and Education tax rates. Options which have been identified by Council previously include:

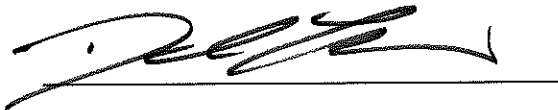
- A. **Reduction in the Overall Tax Rate:** This will result in the overall tax rate reducing from the previously announced 0.00% change to a 0.15% decrease. The effect of this change on residential taxpayers is approximately \$2.80 per \$100,000 of current value assessment.
- B. **Maintain the Overall Tax Rate** (as previously announced): Under this option approximately \$89,500 of additional funding will be created, which could be allocated to capital reserve accounts to build up funding for future capital infrastructure projects.

Administrative recommendation


It is the Administrative recommendation that the funds be allocated to capital reserve accounts – Option B. Infrastructure works have been identified as a priority in the Tangible Capital Asset Plan and have limited funding sources.

If you have any questions, please do not hesitate to contact me,

Yours truly,



Dale Langlois, CPA, CA
 Director of Finance & Treasurer

<i>Reviewed by:</i>						
CAO 	<i>Finance</i>	<i>Council Services</i>	<i>Environmental Services</i>	<i>Planning & Development</i>	<i>Culture & Recreation</i>	<i>Fire Services</i>

TOWN OF LASALLE
2019 LEVY AND TAX RATES

Schedule "A" - Option A

ASSESSMENT TYPE		R T C	R T Q	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009634	120,114	0.00482987	60,217	0.00161000	20,073	0.01607387	200,404
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009634	1,130,782	0.00482987	566,902	0.00161000	188,972	0.01607387	1,886,656
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009634	20,926,705	0.00482987	10,491,308	0.00161000	3,497,197	0.01607387	34,915,210
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009634	9,666,056	0.00482987	4,845,941	0.00161000	1,615,357	0.01607387	16,127,354
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018838	814	0.00944433	408	0.00161000	70	0.02989233	1,292
	Taxable:Full-Eng Pub	M	T	P	8,580,253	1.955400	0.018838	161,635	0.00944433	81,035	0.00161000	13,814	0.02989233	256,484
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018838	5,433	0.00944433	2,724	0.00161000	464	0.02989233	8,621
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002409	96	0.00120747	48	0.00040250	16	0.00401897	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002409	4,107	0.00120747	2,059	0.00040250	686	0.00401897	6,852
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002409	74,915	0.00120747	37,550	0.00040250	12,517	0.00401897	124,982
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002409	16,726	0.00120747	8,383	0.00040250	2,795	0.00401897	27,904
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002409	124	0.00120747	62	0.00040250	21	0.00401897	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010424	1,010,593	0.00522613	506,666	0.01290000	1,250,638	0.02855013	2,767,897
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007297	20,390	0.00365829	10,222	0.01096500	30,640	0.02192029	61,252
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005414	12,187	0.00271439	6,110	0.01096500	24,682	0.01909339	42,979
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010424	183,530	0.00522613	92,014	0.01030000	181,347	0.02595013	456,891
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007297	7,179	0.00365829	3,599	0.00721000	7,093	0.01816529	17,871
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005414	367	0.00271439	184	0.00707431	479	0.01520270	1,030
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010424	458,985	0.00522613	230,115	0.01290000	568,007	0.02855013	1,257,107
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010424	4,022	0.00522613	2,016	0.01030000	3,974	0.02595013	10,012
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007297	149	0.00365829	75	0.00721000	147	0.01816529	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018714	170,679	0.00938202	85,568	0.01290000	117,653	0.04099602	373,900
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018714	2,558	0.00938202	1,282	0.01290000	1,763	0.04099602	5,603
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012164	1,531	0.00609831	768	0.01064250	1,340	0.02890481	3,639
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012164	2,149	0.00609831	1,078	0.01064250	1,881	0.02890481	5,108
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012164	12,419	0.00609831	6,226	0.01064250	10,866	0.02890481	29,511
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018714	124,353	0.00938202	62,343	0.01030000	68,443	0.03839602	255,139
Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025878	204,282	0.01297351	102,413	0.01290000	101,833	0.05175151	408,528
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016821	594	0.00843278	298	0.01064250	376	0.03589628	1,268
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012553	130,136	0.00629332	65,242	0.01290000	133,734	0.03174632	329,112
TOTAL - Taxable Assessment					3,554,701,476			34,453,610		17,272,856		7,856,878		59,583,344
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009634	21,504	0.00482987	10,781			0.01446387	32,285
	PIL:Full-No Support	C	F		1,013,909	1.082044	0.010424	10,569	0.00522613	5,299	0.01290000	13,079	0.02855013	28,947
	PIL:General,Vacant Land-No Support	C	Z		694,675	1.082044	0.010424	7,241	0.00522613	3,630			0.01565013	10,871
Parking Lot	PIL:General,Vacant Land-No Support	C	Z		2,100	0.562000	0.005414	11	0.00271439	6			0.00812839	17
	PIL:Full-No Support	G	F		152,750	0.562000	0.005414	827	0.00271439	415	0.00707431	1,081	0.01520270	2,323
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,152		20,131		14,160		74,443
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405100	315	0.20310000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057000	3,028	0.02858000	1,518	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,343		1,676		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			34,497,105		17,294,663		7,877,816		59,669,584

TOWN OF LASALLE
2019 LEVY AND TAX RATES

Schedule "A" - Option B

ASSESSMENT TYPE		R T C	R T Q	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009659	120,426	0.00482987	60,217	0.00161000	20,073	0.01609887	200,716
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009659	1,133,716	0.00482987	566,902	0.00161000	188,972	0.01609887	1,889,590
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009659	20,981,009	0.00482987	10,491,308	0.00161000	3,497,197	0.01609887	34,969,514
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009659	9,691,139	0.00482987	4,845,941	0.00161000	1,615,357	0.01609887	16,152,437
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018887	816	0.00944433	408	0.00161000	70	0.02994133	1,294
	Taxable:Full-Eng Pub	M	T	P	8,580,253	1.955400	0.018887	162,055	0.00944433	81,035	0.00161000	13,814	0.02994133	256,904
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018887	5,447	0.00944433	2,724	0.00161000	464	0.02994133	8,635
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002415	96	0.00120747	48	0.00040250	16	0.00402497	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002415	4,117	0.00120747	2,059	0.00040250	686	0.00402497	6,862
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002415	75,101	0.00120747	37,550	0.00040250	12,517	0.00402497	125,168
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002415	16,767	0.00120747	8,383	0.00040250	2,795	0.00402497	27,945
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002415	124	0.00120747	62	0.00040250	21	0.00402497	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010451	1,013,211	0.00522613	506,666	0.01290000	1,250,638	0.02857713	2,770,515
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007316	20,443	0.00365829	10,222	0.01096500	30,640	0.02193929	61,305
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005428	12,218	0.00271439	6,110	0.01096500	24,682	0.01910739	43,010
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010451	184,005	0.00522613	92,014	0.01030000	181,347	0.02597713	457,366
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007316	7,197	0.00365829	3,599	0.00721000	7,093	0.01818429	17,889
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005428	368	0.00271439	184	0.00707431	479	0.01521670	1,031
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010451	460,174	0.00522613	230,115	0.01290000	568,007	0.02857713	1,258,296
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010451	4,032	0.00522613	2,016	0.01030000	3,974	0.02597713	10,022
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007316	149	0.00365829	75	0.00721000	147	0.01818429	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018763	171,126	0.00938202	85,568	0.01290000	117,653	0.04104502	374,347
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018763	2,564	0.00938202	1,282	0.01290000	1,763	0.04104502	5,609
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012196	1,535	0.00609831	768	0.01064250	1,340	0.02893681	3,643
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012196	2,155	0.00609831	1,078	0.01064250	1,881	0.02893681	5,114
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012196	12,452	0.00609831	6,226	0.01064250	10,866	0.02893681	29,544
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018763	124,679	0.00938202	62,343	0.01030000	68,443	0.03844502	255,465
Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025945	204,811	0.01297351	102,413	0.01290000	101,833	0.05181851	409,057
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016864	596	0.00843278	298	0.01064250	376	0.03593928	1,270
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012586	130,478	0.00629332	65,242	0.01290000	133,734	0.03177932	329,454
TOTAL - Taxable Assessment					3,554,701,476			34,543,006		17,272,856		7,856,878		59,672,740
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009659	21,559	0.00482987	10,781			0.01448887	32,340
	PIL:Full-No Support	C	F		1,013,909	1.082044	0.010451	10,596	0.00522613	5,299	0.01290000	13,079	0.02857713	28,974
	PIL:General,Vacant Land-No Support	C	Z		694,675	1.082044	0.010451	7,260	0.00522613	3,630			0.01567713	10,890
Parking Lot	PIL:General,Vacant Land-No Support	C	Z		2,100	0.562000	0.005428	11	0.00271439	6			0.00814239	17
	PIL:Full-No Support	G	F		152,750	0.562000	0.005428	829	0.00271439	415	0.00707431	1,081	0.01521670	2,325
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,255		20,131		14,160		74,546
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405500	315	0.20270000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057050	3,030	0.02853000	1,516	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,345		1,674		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			34,586,606		17,294,661		7,877,816		59,759,083



The Corporation of the Town of LaSalle

Date	April 5, 2019	Report No:	FIRE 19-07
Directed To:	Mayor & Members of Council	Attachments:	
Department:	LaSalle Fire Service	Policy References:	
Prepared By:	Dave Sutton, Fire Chief		
Subject:	Fire Station - Apparatus Floor Water Management		

RECOMMENDATION:

It is recommended that Council approve the recommendation to proceed with treatment of the apparatus floors in the Fire Station to reduce the potential for slip and fall incidents, at an approximate cost of \$35,000.

REPORT:

As Council may recall, there have been on-going concerns regarding pooling and migrating water in the truck bays at the fire station resulting from necessary operational activities. Various "work-arounds" have been attempted, and alternative work processes are required when water is used and during winter months. The primary concern related to this issue however, is for the safety of our staff, other municipal staff and the general public visiting the station, in relation to the potential for slip and fall injuries resulting from standing water on the smooth concrete surface. Despite best efforts to mitigate the hazard by attempting to clear the surface of migrating or standing water as quickly as possible, a number of near-miss slips have been verbally reported over previous years, and the issue has been an outstanding issue of the Joint Health and Safety Committee since August of 2015, as various potential solutions have been investigated and pursued. Submissions in the annual budget process for 2018 and 2019 to address drainage of the floors were not approved. Since January of 2019 there have been 3 documented incidents of slips on the wet floors. To date there have been no reported injuries resulting from slips or falls.

Working with water, and the environmental elements of snow & road slush is an unavoidable reality of our operations. Elimination of the problems encountered involves addressing solutions for two separate but related issues of inadequate drainage, and slippery concrete surface. Addressing either issue in isolation of the other is unlikely to eliminate the hazard.

In consultation with Public Works and Facilities staff, as well as industry contractors, several solutions have been considered to improve drainage of the floors in the individual truck bays, which would reduce or eliminate standing and migrating water over the floors.

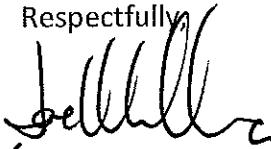
Estimates for this work have been in the range of \$30,000 – \$50,000 per truck bay. Although improving drainage of excess water, implementation of this solution may not completely mitigate the issue related to the slipperiness of the smooth concrete surface when floors are wet.


Alternative solutions have also been investigated to reduce the slipperiness of the floor surface. An industrial quality floor coating has been determined to be a viable solution to address the slip and fall hazard. The epoxy treatment has an anti-slip texture component, but still allows the ability to squeegee and clean the surface as needed. A quote of approximately \$35,000 has been received to prepare the surface and apply the coating to the entire apparatus floor area.

In investigating potential solutions, another area fire service indicated that due to several slip & fall incidents on smooth concrete floors when wet, the same product was applied approximately 3 years ago. In their experience, there have been no further slip and fall incidents reported, the product is proving to be durable, and appears to be withstanding the heavy truck traffic.

Application of the anti-slip coating appears to be an effective hazard mitigation measure to reduce the potential for slip and fall incidents, however it should be noted that this solution will not address the issues of standing or migrating water that cannot effectively drain away. Therefore there is no certainty that, in some cases, accumulation of standing water may reduce the effectiveness of the anti-slip epoxy coating. It is recommended that administration be authorized to proceed with the anti-slip coating as an immediate and most cost-effective measure to the level of safety for staff and visitors. Performance of this solution will be evaluated, and if necessary further works to improve drainage of accumulated water in the truck bays may be required in future capital budgets. There is currently sufficient funding in the fire reserve account to fund this \$35,000 initiative.

Respectfully,


 by Dave Sutton
 Fire Chief / C.E.M.C

Reviewed by:							
CAO 	Treasury	Clerks	Env. Services	Planning	Parks & Rec	Building	Fire



The Corporation of the Town of LaSalle
Minutes of a meeting of the Accessibility Advisory Committee

April 2, 2019, 4:00 p.m.
LaSalle Room
LaSalle Civic Centre, First Floor
5950 Malden Road

Present: Councillor Sue Desjarlais
Councillor Mark Carrick
Councillor Anita Riccio-Spagnuolo
Jeff Kapasi
Cythia Butcher
Michael Girard
Jason Thibodeau
Linda Jean, Deputy Clerk

Also Present: Louanne Kapasi

Regrets: Karen Escobar

1. Call to Order

Councillor Desjarlais calls the meeting to order at 4:00 p.m.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None Disclosed.

3. Adoption of Minutes from Previous Meeting

Moved By: Councillor Riccio-Spagnuolo

Seconded: By: C. Butcher

That the minutes of the meeting of the LaSalle Accessibility Advisory Committee dated September 20th, 2018 BE ADOPTED as presented.

Carried.

4. Business Arising from the Minutes

None.

5. New Business

5.1 2019 Accessibility Advisory Committee Meeting Dates

Moved By: J. Thibodeau

Seconded By: J. Kapasi

That the 2019 Accessibility Advisory Committee Meeting dates BE RECEIVED.

Carried.

5.2 Terms of Reference

Moved By: M. Girard

Seconded By: C. Butcher

That the terms of reference for the LaSalle Accessibility Advisory Committee regarding mandates, authority, committee membership, criteria and meetings BE RECEIVED.

Carried.

5.3 Procedure By-Law

Moved By: Councillor Carrick

Seconded By: Councillor Riccio-Spagnuolo

That the procedure by-law #6647 regarding the proceedings of council meetings, conduct of members and the calling of meetings BE RECEIVED.

Carried.

5.4 Code of Conduct

Moved By: C. Butcher

Seconded By: Councillor Carrick

That the policy regarding codes of conduct for Members of Council of the municipality and of local boards of the municipality BE RECEIVED.

Carried.

5.5 Guide to Making Accessibility Happen

Moved By: J. Thibodeau

Seconded By: Councillor Carrick

That the guide to Making Accessibility Happen regarding laws, guidelines, practical knowledge and skills BE RECEIVED and that any questions or comments received from Committee Members BE DISCUSSED at the next meeting.

Carried.

6. Questions/ Comments

1.) J. Thibodeau requests if sledge hockey can be offered at the Vollmer Complex.

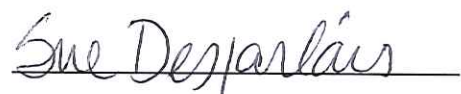
2.) J. Kapasi advises that a ceiling lift in public bathrooms is needed for accessibility reasons at Town Hall and the Vollmer Complex.

7. Next Meeting

The next scheduled meeting will be held on June 4th, 2019 at 4:00 p.m.

8. Adjournment

The meeting is adjourned at the call of the Chair at 4:30 p.m.



Chair: Councillor Sue Desjarlais



Deputy Clerk: Linda Jean

Schedule of Reports for Council April 23, 2019

Council Resolution or Member Question	Subject	Department	Report to Council	Comments
Councillor Carrick	Review of capital reinvestment fees	Culture & Recreation	Referred to 2020 Budget	Requested at the January 9, 2019 Budget Meeting of Council "Councillor Carrick requests an Administrative report be prepared reviewing capital reinvestment fees."
68/19	Discharge of Firearms on/ near waterways	Police	Public Meeting	Requested at the February 26, 2019 Regular Meeting of Council "That correspondence received from Deputy Chief Kevin Beaudoin, LaSalle Police Service, dated February 8, 2019 regarding the discharge of firearms within the Town of LaSalle BE RECEIVED for information and that a Public Meeting BE SCHEDULED to address this matter, and that affected parties BE NOTIFIED in advance of the Public Meeting."
77/19	Location and size of 10 signs promoting Canada's Campaign 911 Program (MADD)	Public Works	April, 2019	Requested at the March 12, 2019 Regular Meeting of Council "That the presentation of Chaouki Hamkam, Community Leader, MADD, Windsor Essex County, regarding Mothers Against Drunk Driving, (MADD) Canada's Campaign 911 Program BE RECEIVED; and that the request to install ten (10) signs in the Town of LaSalle to advertise this program BE FORWARDED to Administration for review; and that Administration BE DIRECTED to meet with Chaouki Hamkam, Community Leader, MADD Windsor & Essex County; and that Administration REPORT BACK to Council outlining the preferred locations and the recommended size of the sign."
94/19	Legal implications of restricting e-cigarette (Vaping) advertising in public places	Legal Counsel	May, 2019	Requested at the March 26, 2019 Regular Meeting of Council "That the report of the Director of Council Services/ Clerk dated March 19, 2019 (CL-10-19) regarding Vaping Products –Advertising BE RECEIVED for information; and that Legal Counsel BE REQUESTED to report back to Council outlining any legal implications should Council request that administration prepare a By-Law which restricts e-cigarette advertising in public places; and that Mayor Bondy, on behalf of Council, write James Van Loon, Director General, Tobacco Control Directorate, Controlled Substances and Cannabis Branch urging further restrictions in the Tobacco and Vaping Products Act to reduce the impact of vaping product

**Schedule of Reports for Council
April 23, 2019**

				advertising and promotion on youth; and that a copy of this resolution be sent to all members of the Association of Municipalities of Ontario (AMO).”
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THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8300

A By-Law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and Big Beaver Ice & Coffee Co.

Whereas the Council of The Corporation of the Town of LaSalle (Town) is desirous of entering into an Agreement with Big Beaver Ice & Coffee Co. for the supply of vending machine hot beverages for outlets operated by the Town;

And whereas the term of the Agreement shall be from November 1, 2018 through November 1, 2020;

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the the Mayor and Clerk be and they are hereby authorized and empowered on behalf of the The Corporation of the Town of LaSalle, to execute an Agreement with Big Beaver Ice & Coffee Co. a copy of which Agreement is attached hereto, and forms part of this By-Law.
2. That this By-Law shall come into force and take effect upon on the date of the third and final reading thereof.

Read a first and second time and finally passed this 23rd day of April, 2019.

1st Reading – April 23, 2019

Mayor

2nd Reading – April 23, 2019

3rd Reading – April 23, 2019

Clerk

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8301

A By-Law to authorize execution of a Parking Extension Agreement between the Corporation of the Town of LaSalle and Toronto-Dominion Bank

Whereas the Council of The Corporation of the Town of LaSalle (Tenant) is desirous of entering into Parking Extension Agreement (Lease) with Toronto-Dominion Bank (Tenant) for leasing of certain lands comprising part of Lot 32, Concession 1, located in the Town of LaSalle, in the County of Essex, Province of Ontario;

And whereas the Town of LaSalle and Toronto-Dominion Bank have agreed to amend the Lease and extend the term of the Lease for further term of one (1) year to commence January 1, 2019 and to expire December 31, 2019, on the terms and conditions set forth in the Agreement;

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the the Mayor and Clerk be and they are hereby authorized and empowered on behalf of the The Corporation of the Town of LaSalle, to execute a Parking Extension Agreement with Toronto-Dominion Bank, a copy of which Agreement is attached hereto, and forms part of this By-Law.
2. That this By-Law shall come into force and take effect upon on the date of the third and final reading thereof.

Read a first and second time and finally passed this 23rd day of April, 2019.

1st Reading – April 23, 2019

Mayor

2nd Reading – April 23, 2019

3rd Reading – April 23, 2019

Clerk

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8302

A By-Law to adopt tax rates and to further provide for penalty and interest in default of payment thereof for the year 2019

Whereas administrative personnel have prepared a proposed budget which has been reviewed, scrutinized and adopted by the Members of the Town of LaSalle Council;

And whereas Section 312 of The Municipal Act, 2001, c. 25, as amended provides that the Council of a local municipality shall, after the adoption of estimates for the year pass a by-law to levy a separate tax rate on the assessment in each property class;

And whereas Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios;

And whereas certain regulations require reductions in certain tax rates for certain classes or subclasses of property.

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the 2019 tax rates be adopted as set forth in Schedule "A" attached to this by-law.
2. That owner's of any assessed properties shall be taxed according to the tax rates set forth in Schedule "A" attached, and such tax shall become due and payable in the hands of the Collector of Taxes in two (2) installments as follows:
 - (i) Where the total amount of taxes payable is less than one hundred (\$100.00) dollars, the same shall be payable in one installment on or before the 28th day of June 2019.
 - (ii) Fifty (50) percent of all taxes levied are to be due and payable on or before the 28th day of June 2019, and
 - (iii) The balance of all taxes levied to be due and payable on or before the 30th day of August 2019
3. That on all taxes of the levy which are in default, a penalty of one and one-quarter (1-1/4) percent shall be added to each payment on the first (1st) day of each month thereafter in which the default continues until paid.
4. That this by-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time and finally passed this 23rd day of April, 2019.

1st Reading – April 23, 2019

Mayor

2nd Reading – April 23, 2019

3rd Reading – April 23, 2019

Clerk

Town of LaSalle 2019 Levy and Tax Rates

SCHEDULE "A" – Option A

ASSESSMENT TYPE		R T C	R T Q	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009634	120,114	0.00482987	60,217	0.00161000	20,073	0.01607387	200,404
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009634	1,130,782	0.00482987	566,902	0.00161000	188,972	0.01607387	1,886,656
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009634	20,926,705	0.00482987	10,491,308	0.00161000	3,497,197	0.01607387	34,915,210
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009634	9,666,056	0.00482987	4,845,941	0.00161000	1,615,357	0.01607387	16,127,354
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018838	814	0.00944433	408	0.00161000	70	0.02989233	1,292
	Taxable:Full-Eng Pub	M	T	P	8,580,253	1.955400	0.018838	161,635	0.00944433	81,035	0.00161000	13,814	0.02989233	256,484
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018838	5,433	0.00944433	2,724	0.00161000	464	0.02989233	8,621
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002409	96	0.00120747	48	0.00040250	16	0.00401897	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002409	4,107	0.00120747	2,059	0.00040250	686	0.00401897	6,852
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002409	74,915	0.00120747	37,550	0.00040250	12,517	0.00401897	124,982
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002409	16,726	0.00120747	8,383	0.00040250	2,795	0.00401897	27,904
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002409	124	0.00120747	62	0.00040250	21	0.00401897	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010424	1,010,593	0.00522613	506,666	0.01290000	1,250,638	0.02855013	2,767,897
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007297	20,390	0.00365829	10,222	0.01096500	30,640	0.02192029	61,252
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005414	12,187	0.00271439	6,110	0.01096500	24,682	0.01909339	42,979
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010424	183,530	0.00522613	92,014	0.01030000	181,347	0.02595013	456,891
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007297	7,179	0.00365829	3,599	0.00721000	7,093	0.01816529	17,871
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005414	367	0.00271439	184	0.00707431	479	0.01520270	1,030
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010424	458,985	0.00522613	230,115	0.01290000	568,007	0.02855013	1,257,107
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010424	4,022	0.00522613	2,016	0.01030000	3,974	0.02595013	10,012
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007297	149	0.00365829	75	0.00721000	147	0.01816529	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018714	170,679	0.00938202	85,568	0.01290000	117,653	0.04099602	373,900
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018714	2,558	0.00938202	1,282	0.01290000	1,763	0.04099602	5,603
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012164	1,531	0.00609831	768	0.01064250	1,340	0.02890481	3,639
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012164	2,149	0.00609831	1,078	0.01064250	1,881	0.02890481	5,108
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012164	12,419	0.00609831	6,226	0.01064250	10,866	0.02890481	29,511
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018714	124,353	0.00938202	62,343	0.01030000	68,443	0.03839602	255,139
	Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025878	204,282	0.01297351	102,413	0.01290000	101,833	0.05175151
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016821	594	0.00843278	298	0.01064250	376	0.03589628	1,268
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012553	130,136	0.00629332	65,242	0.01290000	133,734	0.03174632	329,112
TOTAL - Taxable Assessment					3,554,701,476			34,453,610		17,272,856		7,856,878		59,583,344
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009634	21,504	0.00482987	10,781			0.01446387	32,285
	Commercial	PIL:Full-No Support	C	F	1,013,909	1.082044	0.010424	10,569	0.00522613	5,299	0.01290000	13,079	0.02855013	28,947
		PIL:General-No Support	C	G	694,675	1.082044	0.010424	7,241	0.00522613	3,630			0.01565013	10,871
	PIL:General,Vacant Land-No Support	C	Z	2,100	0.562000	0.005414	11	0.00271439	6			0.00812839	17	
Parking Lot	PIL:Full-No Support	G	F		152,750	0.562000	0.005414	827	0.00271439	415	0.00707431	1,081	0.01520270	2,323
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,152		20,131		14,160		74,443
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405100	315	0.20310000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057000	3,028	0.02858000	1,518	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,343		1,676		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			40 34,497,105		17,294,663		7,877,816		59,669,584

ASSESSMENT TYPE		R T C	R T O	S C H	2019 CVA	TAX RATIO	MUNICIPAL TAX RATE	TOTAL MUNICIPAL LEVY	COUNTY TAX RATE	TOTAL COUNTY LEVY	EDUCATION TAX RATE	TOTAL EDUCATION LEVY	TOTAL TAX RATE	TOTAL LEVY
Residential	Taxable:Full-Fre Pub	R	T	A	12,467,702	1.000000	0.009659	120,426	0.00482987	60,217	0.00161000	20,073	0.01609887	200,716
	Taxable:Full-Fre Sep	R	T	C	117,374,075	1.000000	0.009659	1,133,716	0.00482987	566,902	0.00161000	188,972	0.01609887	1,889,590
	Taxable:Full-Eng Pub	R	T	P	2,172,172,001	1.000000	0.009659	20,981,009	0.00482987	10,491,308	0.00161000	3,497,197	0.01609887	34,969,514
	Taxable:Full-Eng Sep	R	T	S	1,003,327,356	1.000000	0.009659	9,691,139	0.00482987	4,845,941	0.00161000	1,615,357	0.01609887	16,152,437
Multi-Residential	Taxable:Full-Fre Sep	M	T	C	43,216	1.955400	0.018887	816	0.00944433	408	0.00161000	70	0.02994133	1,294
	Taxable:Full-Fre Pub	M	T	P	8,580,253	1.955400	0.018887	162,055	0.00944433	81,035	0.00161000	13,814	0.02994133	256,904
	Taxable:Full-Eng Sep	M	T	S	288,411	1.955400	0.018887	5,447	0.00944433	2,724	0.00161000	464	0.02994133	8,635
Farm	Taxable:Full-Fre Pub	F	T	A	39,800	0.250000	0.002415	96	0.00120747	48	0.00040250	16	0.00402497	160
	Taxable:Full-Fre Sep	F	T	C	1,704,825	0.250000	0.002415	4,117	0.00120747	2,059	0.00040250	686	0.00402497	6,862
	Taxable:Full-Eng Pub	F	T	P	31,097,796	0.250000	0.002415	75,101	0.00120747	37,550	0.00040250	12,517	0.00402497	125,168
	Taxable:Full-Eng Sep	F	T	S	6,942,980	0.250000	0.002415	16,767	0.00120747	8,383	0.00040250	2,795	0.00402497	27,945
Managed Forest	Taxable:Full-Eng Sep	T	T	S	51,400	0.250000	0.002415	124	0.00120747	62	0.00040250	21	0.00402497	207
Commercial	Taxable:Full-No Support	C	T		96,948,695	1.082044	0.010451	1,013,211	0.00522613	506,666	0.01290000	1,250,638	0.02857713	2,770,515
	Taxable:Excess Land-No Support	C	U		2,794,307	0.757431	0.007316	20,443	0.00365829	10,222	0.01096500	30,640	0.02193929	61,305
	Taxable:Vacant Land-No Support	C	X		2,250,972	0.562000	0.005428	12,218	0.00271439	6,110	0.01096500	24,682	0.01910739	43,010
	NewConstruct:Taxable:Occupied-No Support	X	T		17,606,489	1.082044	0.010451	184,005	0.00522613	92,014	0.01030000	181,347	0.02597713	457,366
	NewConstruct:Taxable:Excess Land-No Support	X	U		983,765	0.757431	0.007316	7,197	0.00365829	3,599	0.00721000	7,093	0.01818429	17,889
Parking Lot	Taxable:Full-No Support	G	T		67,750	0.562000	0.005428	368	0.00271439	184	0.00707431	479	0.01521670	1,031
Shopping Centres	Taxable:Full-No Support	S	T		44,031,575	1.082044	0.010451	460,174	0.00522613	230,115	0.01290000	568,007	0.02857713	1,258,296
	NewConstruct:Taxable:Occupied-No Support	Z	T		385,800	1.082044	0.010451	4,032	0.00522613	2,016	0.01030000	3,974	0.02597713	10,022
	NewConstruct:Taxable:Excess Land-No Support	Z	U		20,425	0.757431	0.007316	149	0.00365829	75	0.00721000	147	0.01818429	371
Industrial	Taxable:Full-No Support	I	T		9,120,413	1.942500	0.018763	171,126	0.00938202	85,568	0.01290000	117,653	0.04104502	374,347
	Taxable:Full,Shared PIL-No Support*	I	H		136,675	1.942500	0.018763	2,564	0.00938202	1,282	0.01290000	1,763	0.04104502	5,609
	Taxable:Excess Land-No Support	I	U		125,875	1.262625	0.012196	1,535	0.00609831	768	0.01064250	1,340	0.02893681	3,643
	Taxable:Excess Land,Shared PIL-No Support*	I	K		176,700	1.262625	0.012196	2,155	0.00609831	1,078	0.01064250	1,881	0.02893681	5,114
	Taxable:Vacant Land-No Support	I	X		1,021,000	1.262625	0.012196	12,452	0.00609831	6,226	0.01064250	10,866	0.02893681	29,544
	NewConstruct:Taxable:Occupied-No Support	J	T		6,644,914	1.942500	0.018763	124,679	0.00938202	62,343	0.01030000	68,443	0.03844502	255,465
Large Industrial	Taxable:Full-No Support	L	T		7,894,037	2.686100	0.025945	204,811	0.01297351	102,413	0.01290000	101,833	0.05181851	409,057
	Taxable:Excess Land-No Support	L	U		35,330	1.745965	0.016864	596	0.00843278	298	0.01064250	376	0.03593928	1,270
Pipeline	Taxable:Full-No Support	P	T		10,366,939	1.303000	0.012586	130,478	0.00629332	65,242	0.01290000	133,734	0.03177932	329,454
TOTAL - Taxable Assessment					3,554,701,476			34,543,006		17,272,856		7,856,878		59,672,740
Residential/Farm	PIL:General-No Support	R	G		2,232,048	1.000000	0.009659	21,559	0.00482987	10,781			0.01448887	32,340
	Commercial	PIL:Full-No Support	C	F	1,013,909	1.082044	0.010451	10,596	0.00522613	5,299	0.01290000	13,079	0.02857713	28,974
		PIL:General-No Support	C	G	694,675	1.082044	0.010451	7,260	0.00522613	3,630			0.01567713	10,890
	PIL:General,Vacant Land-No Support	C	Z	2,100	0.562000	0.005428	11	0.00271439	6			0.00814239	17	
Parking Lot	PIL:Full-No Support	G	F		152,750	0.562000	0.005428	829	0.00271439	415	0.00707431	1,081	0.01521670	2,325
TOTAL - Payment in Lieu of Taxation Assessment					4,095,482			40,255		20,131		14,160		74,546
Utility	Utility Transmission/Distribution Taxable:Full*	U	H		778		0.405500	315	0.20270000	158	0.86090000	670	1.46910000	1,143
Short Railway	Shortline Railway Right-of-Way Taxable:Full	B	T		53,120		0.057050	3,030	0.02853000	1,516	0.11498000	6,108	0.20056000	10,654
TOTAL - Utility/Railway Assessment					53,898			3,345		1,674		6,778		11,797
TOTAL - Exempt Assessment					146,430,728									
TOTAL					3,705,227,686			34,586,606		17,294,661		7,877,816		59,759,083

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8303

A By-Law to confirm the donation of Lots 232 to 235, inclusive, Registered Plan 650, from Anthony Mariotti.

WHEREAS the Corporation has been requested by Anthony Mariotti to accept the dedication of Lots 232 to 235, inclusive, Registered Plan 650, in the Town of LaSalle, in the County of Essex;

AND WHEREAS the Council of the Corporation deems it expedient to confirm acceptance of the donation of the said lands;

NOW THEREFORE the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the Corporation accept the donation of Lots 232 to 235, inclusive, Registered Plan 650 from Anthony Mariotti, in consideration of the Corporation granting a tax receipt to Anthony Mariotti.
2. That the execution by the Mayor and the Clerk of the Corporation of any and all documents necessary to complete this transaction, and the affixing of the Corporation's seal to such documents to give effect to this transaction, be and the same are hereby confirmed.
3. This By-Law shall take effect on the final passing thereof.

Read a first and second time and finally passed this 23rd day of April, 2019.

1st Reading – April 23, 2019

Mayor

2nd Reading – April 23, 2019

3rd Reading – April 23, 2019

Clerk

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8304

A By-Law to authorize the execution of a Developer's Agreement between Pietro Jesus Antonio LaPorta, Angela LaPorta, Ranmic Saccucci Holdings Inc. and The Corporation of the Town of LaSalle.

Whereas it is deemed expedient to enter into a Developer's Agreement with Pietro Jesus Antonio LaPorta, Angela LaPorta and Ranmic Saccucci Holdings Inc. with respect to the development of two (2) new building lots on Lots 195 to 198, inclusive, Lot 216 and Part of an Alley, Registered Plan 635 Sandwich West, Parts 30 and 45 on Reference Plan 12R-26511, Town of LaSalle, now designated as Parts 1 and 2 on Reference Plan 12R-27333, on the south side of Pope Street and east side of Wales Avenue, in the Town of LaSalle, as more particularly set out in the said Agreement;

And whereas the Council of the Corporation deems it expedient to confirm acceptance of the donation of the said lands;

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the Mayor and Clerk be and they are hereby authorized to execute and affix the corporate seal to a Developer's Agreement entered into between the Corporation and Pietro Jesus Antonio LaPorta, Angela LaPorta and Ranmic Saccucci Holdings Inc., with regard to the re-development of 6140 Pope Street, a copy of which Agreement is attached hereto and forms a part of this By-law.
2. This By-Law shall come into full force and effect on the final passing thereof.

Read a first and second time and finally passed this 23rd day of April, 2019.

1st Reading – April 23, 2019

Mayor

2nd Reading – April 23, 2019

3rd Reading – April 23, 2019

Clerk